



City of Seattle

Gregory J. Nickels, Mayor

Department of Design, Construction and Land Use

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

Application Number: 2301808
Applicant Name: William Shugart
Address of Proposal: 7556 15th Ave. NW

SUMMARY OF PROPOSED ACTION

Master Use Permit for a 1,455 square foot one-story addition to combine existing medical office buildings.

The following approval is required:

SEPA - Environmental Determination - Chapter 25.05, Seattle Municipal Code.

SEPA DETERMINATION: ☐ Exempt ☒ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition or
involving another agency with jurisdiction.

BACKGROUND DATA

Site and Vicinity Description

The site is zoned residential Neighborhood Commercial 2 with a 40-foot base height limit (NC2-40 and Single Family 5000 (SF 5000) and is located in the Ballard neighborhood. Parcels to the north, south and west are also zoned NC2-40 and parcels to the east are zoned SF 5000.

The subject site is developed with single story medical office buildings with an established use of "Medical Services." Other site improvements include interior alterations and reducing the existing parking to create a handicapped parking space (existing is 26 spaces and proposed is 25 spaces). An existing curbcut along NW 77th Street provide vehicular access to the site; a sidewalk along the site frontage offers pedestrian access.

In general, development in the vicinity consists of commercial uses, multi-family and single family structures. 15th Avenue Northwest is classified as a principal arterial pursuant to SMC Chapter 23.53.

Proposal Description

The applicant proposes to construct a 1,455 square foot one-story addition to combine existing medical office buildings. The total gross floor area of the medical services use would be increased to 6,743 square feet.

Public Comments

No comment letters were received during the public comment period which ended on May 14, 2003.

ANALYSIS - SEPA

The initial disclosure of the potential impacts from this project was made in the annotated environmental checklist dated April 11, 2003, and supplemental information in the project file submitted by the applicant's agent. The information in the checklist, the supplemental information, and the experience of the lead agency with the review of similar projects form the basis for this analysis and decision.

Seattle Municipal Code (SMC) Section 25.05.665(D), the SEPA Overview Policy, clarifies the relationship among codes, policies, and environmental review. Specific policies for each element of the environment, certain neighborhood plans, and other policies explicitly referenced may serve as the basis for exercising substantive SEPA authority.

The Overview Policy states, in part, "Where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation" subject to some limitations. Per SMC25.05.665 D 1-7, mitigation can be considered for specified limitations and/or circumstances. Therefore, a more detailed discussion of some of the anticipated impacts is appropriate.

Short - Term Impacts

The following temporary or construction-related impacts are expected: decreased air quality due to increased dust and other suspended air particulates during construction; potential soil erosion during excavation and general site work; increased runoff; tracking of mud onto adjacent streets

by construction vehicles; increased demand on traffic and parking from construction equipment and personnel; conflict with normal pedestrian and vehicular movement adjacent to the site; increased noise; and consumption of renewable and non-renewable resources.

Several adopted codes and/or ordinances provide mitigation for some of the identified impacts. Specifically these are: the Stormwater, Grading and Drainage Control Code (grading, site excavation and soil erosion); Street Use Ordinance (watering streets to suppress dust, obstruction of the rights-of-way during construction, construction along the street right-of-way, and sidewalk repair); Building Code (construction standards in general); and Noise Ordinance (construction noise that is permitted in the city). Compliance with these codes and ordinances will be adequate to achieve sufficient mitigation of potential adverse impacts. Thus, mitigation pursuant to SEPA is not necessary for these impacts.

Long - Term Impacts

Long-term or use-related impacts are also anticipated from the proposal: increased bulk and scale on the site; increased traffic and parking demand due to expanded business; minor increase in airborne emissions resulting from additional traffic; minor increase in ambient noise due to increased human activity; increased demand on public services and utilities; and increased energy consumption.

The identified long-term impacts are typical of neighborhood commercial development and are not considered significant because they are within the scope of those impacts anticipated by the zoning and/or relatively minor in scope. The use is consistent with the current zoning and compatible with the surrounding commercial uses. Codes and development regulations applicable to this proposed project will provide sufficient mitigation of long term impacts and no further conditioning or mitigation is warranted pursuant to the SEPA Overview Policy (SMC 25.05.030).

DECISION - SEPA

This decision was made after review by the responsible official on behalf of the lead agency and was based on a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirements of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

- [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030 (2)(C).
- [] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(C).

CONDITIONS

None.

Signature: _____ (signature on file) Date: August 28, 2003
Marie N. Kanikkeberg, Land Use Planner
Department of Design, Construction and Land Use
Land Use Services

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